



Welcome to the online public consultation event for the Greystone Knowe wind farm

We are following Scottish Government guidance in relation to COVID-19 and moving our public exhibition event online.

Greystone Knowe wind farm is a joint-venture project between Coriolis Energy and ESB.

Coriolis Energy is a specialist independent wind farm development company operating throughout the UK. The company has offices in Glasgow and its principals have been responsible for the development of 300 MW of wind farm projects in the UK. Since its inception, Coriolis has delivered 100 MW of operational onshore wind farms and has a further 400 MW in development.

Coriolis Energy works in partnership with ESB. Coriolis Energy identifies and works on the development of wind farm proposals and ESB constructs and operates those wind farms.

ESB is Ireland's premier energy company and is a leading independent power generator in the UK market. The company has offices in Glasgow and is an energy provider to more than 1.5 million customers, including businesses and householders across Scotland and in the rest of the UK. ESB has a track record of over 20 years as a successful investor in the UK since commissioning one of

the first independent power generation plants at Corby in Northamptonshire in 1994.

ESB currently has 150 MW of consented onshore wind projects in Scotland and has recently invested in the Neart na Gaoithe offshore wind farm project, off the east coast of Scotland. As well as on- and offshore wind, ESB is heavily involved in electric vehicle infrastructure and renewable heating systems, such as the low-carbon heating and cooling system it has installed in the V&A Dundee.

ESB and Coriolis acknowledge that there is uncertainty regarding the evolving COVID-19 situation. Both companies recognise that this is a public health issue and are committed to protecting the health and well-being of everyone involved. ESB and Coriolis will regularly review their processes and adjust them to reflect the latest advice from the Scottish and UK governments. Given the current restrictions on public events and social gatherings, the companies are adopting innovative ways of engaging with communities and the public to inform them about the Greystone Knowe wind farm.

Feedback provided via the pre-application public consultation will be captured and reported in a statement of community consultation to be provided to the Scottish Government alongside the application for consent.

Greystone Knowe wind farm



Site description

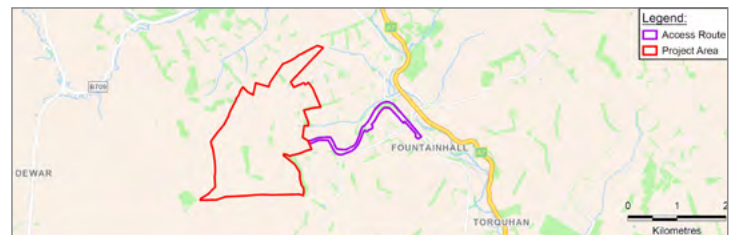
The Greystone Knowe wind farm site is on land about 2 km south of Heriot and 2.5 km west of Fountainhall in the Scottish Borders, to the west of the A7. The current land use is in three categories: the fields in the south east of the site are used for sheep grazing, cattle raising and deer breeding along with small areas used for growing fodder; the remaining open fields, covering most of the site, are upland moorland used as sheep pasture; and there are small areas of plantation forestry. The proposed development site falls within the Scottish Borders Council area, in the Galashiels and District ward. It is within the Parish of Stow Community Council area.

There are a few residential receptors in the vicinity of the site. Howliston is derelict and is owned by Pirntaton Farm. Brockhouse and Haltree farms are located to the east of the site.

The proposed development

Greystone Knowe wind farm will accommodate up to 14 onshore wind turbines that will measure up to 180 metres to blade tip, energy storage equipment and supporting infrastructure, including site access tracks, permanent anemometry masts, borrow pits and an electricity substation.

The final turbine selection will be informed by environmental, technical and commercial considerations throughout the design process, which will inform the final size, number and layout of the turbines.



Further information is available [here](#)

Construction and access

Access to the site for vehicles delivering construction materials and turbine components will be from Old Stage Road to the east of the site. A new turning circle and an access road will be constructed to link Old Stage Road to the site.

Access tracks used by construction vehicles will be retained throughout the lifetime of the wind farm for use by maintenance vehicles. Watercourse crossings will be installed, as required, and will be designed in accordance with Scottish Government best practice and taking due regard of Scottish Environment Protection Agency guidelines to enable the passage of fish and other wildlife.

The proposed development would require crushed stone to construct new tracks and create hardstanding areas for the cranes. It is the intention that suitable stone and aggregate be sourced from on-site borrow pits. This will be confirmed during the design and the environmental impact assessment processes.

Environmental impact assessment



Coriolis has appointed specialist environmental consultancy RSK Environment Ltd to carry out a detailed environmental impact assessment study of the Greystone Knowe site. This study will be included in the environmental assessment report that will form part of the formal application for consent to be submitted to the Scottish Government's Energy Consents Unit.

The environmental impact assessment process includes

- Consultation with the local authority, various organisations with statutory and non-statutory responsibilities for the environment and infrastructure, and the public to identify specific concerns and issues that should be considered during the design of the proposed wind development
- Determining the existing environmental conditions at and around the proposed wind farm site by reviewing the available data and undertaking specialist field surveys
- Assessing the potential impacts of the proposed wind development on the existing environment
- Identifying measures to mitigate any significant environmental impacts.

The environmental impact assessment will include detailed studies for the following disciplines:

- Landscape character and visual amenity assessment
- Cultural heritage and archaeology
- Ecology and ornithology
- Hydrology
- Geology, hydrogeology, and peat
- Noise
- Traffic and transportation
- Socio-economic, land use and tourism
- Climate change
- Aviation and radar
- Telecommunications.

Landscape and visual impact



A landscape and visual impact assessment will consider the direct and indirect effects on landscape resources, landscape character, designated landscapes and wild land of the Greystone Knowe wind farm. The study area will extend to 45 km from the outermost turbines.

The proposed development is located about 2 km south of Heriot and about 2.5 km west of Fountainhall. The landscape is one of rolling hills and valleys largely covered by open fields and moorland. There are frequent shelterbelts and small blocks of forestry with occasional larger areas of commercial forestry, most notably along the Tweed Valley to the south.

A zone of theoretical visibility is a computer-generated tool that establishes the likely maximum extent of the visibility of a proposed development and enables key visual receptors and agreed viewpoints from which the impact of the development would be assessed to be identified.

A zone of theoretical visibility based on preliminary design options has been prepared to inform the landscape and visual impact assessment.

Computer-generated images of the proposed wind development will be prepared using wirelines and photomontages from the agreed viewpoints. Early examples of these are shown below to illustrate the likely appearance of the wind farm from Stow, Fountainhall and the A7 near Hangingshaw.

The landscape and visual impact assessment is a key part of the design process for Greystone Knowe wind farm and will inform modifications and refinements to the layout design, including the optimum size of the turbines, to reflect the landscape of the site and the surrounding area.

Cultural heritage and archaeology



The cultural heritage of an area comprises archaeological sites, historic buildings, gardens, designated landscapes, historic battlefields and other sites, features or places in the landscape that have capacity to provide information about past human activity or that have cultural relevance through associations with folklore or historic events.

The potential effects of the proposed wind farm development on the historic environment of the site, including cultural heritage and archaeology, will be assessed.

At an early stage of the project, the known cultural heritage sites will be identified and assessed. Adjustments to the design and layout of the wind farm will be made to avoid affecting these sites where practicable. Should the Greystone Knowe development receive consent, a programme of archaeological fieldwork will be agreed with Scottish Borders Council and its archaeological advisers before construction starts.

Where potential significant effects are identified, precautionary methods, including fencing off assets during construction, will be used where avoidance cannot be achieved. Any adverse effects will be mitigated by the appropriate levels of survey, excavation, recording analysis and publication of results, in accordance with a written scheme of investigation.

During the environmental impact assessment process, opportunities to improve the understanding and interpretation of archaeological sites close to the development will also be considered.

Ecology and ornithology



The proposed development site is a heavily managed upland site supporting predominantly low-quality grassland and heathland, giving way to good-quality bog on the summits. There are three statutory designated sites within 5 km of the site, including the Moorfoot Hills special area of conservation and site of special scientific interest; the River Tweed special area of conservation; and the Fala Flow special protection area, Ramsar site and site of special scientific interest. No non-statutory (local) designated sites have been identified within 2 km of the site.

A programme of ecological and ornithological surveys has been undertaken. The results will inform the design of the wind farm development to reduce the potential impacts on ecology and birds. Where impacts are unavoidable, a programme of mitigation measures will be agreed before construction to reduce the effects on wildlife.

Opportunities for the Greystone Knowe development to deliver biodiversity enhancements, for example, habitat improvements, will be explored in consultation with Forestry and Land Scotland and specialist nature conservation interest groups.

Ecology and ornithology

The surveys include

- A Phase 1 habitat survey
- A National Vegetation Classification survey
- Terrestrial mammal surveys
- Bat surveys
- Bird surveys, including vantage point surveys to identify the use of the site and its wider surroundings by sensitive bird populations.

The local community



Renewable energy developments can bring real benefits to local communities as well as helping to meet national climate change targets.

Community benefit

Coriolis Energy is currently exploring the options for community benefit. The options available would be to either pay community benefit on a per megawatt basis into a community benefit fund or to explore an alternative structure with the community. There are several options for distributing these funds for the benefit of the local community and we would welcome any feedback on this.

Coriolis Energy is committed to putting together, by working with community representatives, a workable and targeted community benefit package of £5,000 per megawatt per annum, which could mean between £300,000 to £375,000 (depending on the power output developed) every year for the lifetime of the project.

We welcome feedback from the local community on community benefit structures.

Community shareholding

We are also committed to the concept of shared ownership for individuals living near our wind farms.

Coriolis and ESB will be offering the community a shared ownership opportunity with this wind farm. Further information can be found in the Scottish Government's Shared Ownership Good Practice document.

It is recommended that local communities who are interested in the shared ownership opportunity should seek advice and guidance from Local Energy Scotland.

What next?



Coriolis and **ESB** are presenting this information as one of the early steps in the consultation process. We welcome your feedback on our initial proposals to help us refine the details of this project.

When the application for consent is submitted to the Scottish Ministers, the Scottish Government will undertake its own consultation process during which the public will be invited to make formal comment on the proposals.

You can view more detailed information and ask questions via our website: www.greystoneknowewindfarm.co.uk

Contact points

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Thank you